

Appendix A

CALIFORNIA PENAL CODE

§ 1524. [Grounds for issuance: From whom or where property may be taken.] A search warrant may be issued upon any of the following grounds:

1. When the property was stolen or embezzled.
2. When the property or things were used as the means of committing a felony.
3. When the property or things are in the possession of any person with the intent to use it as a means of committing a public offense, or in the possession of another to whom he may have delivered it for the purpose of concealing it or preventing its being discovered.
4. When the property or things to be seized consist of any item or constitutes any evidence which tends to show a felony has been committed, or tends to show that a particular person has committed a felony.

The property or things described in this section may be taken on the warrant from any place, or from any person in whose possession it may be. [Enacted 1872; Am. Stats. 1899, p. 87; Stats. 1957, ch. 1884, § 1.]

SECTIONS FROM THE SAN FRANCISCO HOUSING CODE, CHAPTER XII OF SAN FRANCISCO MUNICIPAL CODE

Sec. 101. Declaration of Policy. It is found and declared that there exist in the City and County of San Francisco substandard and insanitary residential buildings and dwelling units whose physical conditions

and characteristics render them unfit or unsafe for human occupancy and habitation, and which conditions and characteristics are such as to be detrimental to or jeopardize the health, safety, and welfare of their occupants and of the public.

It is further found and declared that there exist in the City and County of San Francisco residential buildings and dwelling units which were legally constructed according to standards now generally recognized to be obsolete and deficient in terms of current, modern housing standards for construction, use, occupancy, light and ventilation and sanitary facilities. The continued existence of these obsolete and deficient residential buildings and dwelling units is detrimental to or jeopardizes the health, safety, and welfare of their occupants and of the public.

It is further found and declared that the existence of such substandard, insanitary, obsolete and deficient buildings and dwelling units threatens the physical, social and economic stability of sound residential buildings and areas, and of their supporting neighborhood facilities and institutions; necessitates disproportionate expenditures of public funds for remedial action; impairs the efficient and economical exercise of governmental powers and functions; and destroys the amenity of residential areas and neighborhoods and of the community as a whole.

For these reasons it is hereby declared to be the policy of the City and County of San Francisco:

1. That it is in the public interest of the people of San Francisco to protect and promote the existence of

sound and wholesome residential buildings, dwelling units and neighborhoods by the adoption and enforcement of such standards, regulations and procedures as will remedy the existence or prevent the development or creation of dangerous, substandard, insanitary or obsolete and deficient residential buildings and dwelling units.

2. That the adoption and enforcement of a Housing Code is a necessary municipal governmental function in the interest of the health, safety, and welfare of the people of San Francisco.

Sec. 103. Purpose. The purpose of this Code is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings, erected or to be erected in San Francisco. In case of any conflict between the provisions of this Code and the Municipal Code, the most restrictive shall govern.

Sec. 203.3. Ceiling. The undersurface of the overhead covering of a room.

Ceiling Height. The distance between the finished floor and the finished ceiling.

Cellar. Cellar means any portion of a building or structure with a ceiling any part of which is less than seven (7) feet above the actual adjoining ground levels.

Chief, Division of Fire Prevention and Investigation. The Chief Division of Fire Prevention and Investigation—City and County of San Francisco.

City and County. City and County of San Francisco.

Closet. A non-habitable space having less than the minimum required floor area or other legal requirements of a habitable room.

Conservation Area. Conservation area shall mean an area in the City and County which is to be protected from blighting influences and maintained in a safe and sound state or, in a declining area, improved and preserved from further deterioration. Such an area shall consist of at least one block within which planned area inspection is necessary to promote the public safety, health, and welfare. Upon recommendation of the Director of Planning such areas may be designated by the Chief Administrative Officer.

Court. Any space on a lot other than a yard which, from a point not more than two (2) feet above the floor line of the lowest story in the building on the lot in which there are windows from rooms abutting and served by the court, is open and unobstructed to the sky, except for projections permitted by this Code.

Outer Court. A court, one entire side or ends of which is bounded by a front yard, a rear yard, a side yard, a front of lot, a street, or a public alley.

Inner court. Any court which is not an outer court.

Sec. 203.16. Pantry. A space accessible to a dining room or kitchen for the storage of food, dishes or utensils.

Partition. An interior vertical separation running from floor to ceiling and dividing one part of an enclosure from another.

Person. Any person, firm, association, organization, partnership, business trust, corporation, company, municipal, state or federal agency, executors, administrators, successors, assigns or agents or their heirs.

Planned area inspection. Planned area inspection shall mean the inspection of all residential buildings within a rehabilitation area or conservation area for the purpose of determining all violations of this Code and the elimination of all such violations in accordance with this Code. It shall also mean a study to determine whether conditions in any area of the city involve aspects of urban renewal as defined in this Code.

Planning Code. The San Francisco City Planning Code, Chapter II, Part II, of the San Francisco Municipal Code.

Plumbing and Gas Appliance Code. The San Francisco Plumbing and Gas Appliance Code, Chapter VII, Part II, of the San Francisco Municipal Code.

Porch. A porch is a projection or appendage on the exterior of a building which has a roof, the ceiling height of which cannot be less than seven (7) feet. The roof may be supported on the porch floor structure, on an independent foundation, or be cantilevered from the building. Where one balcony is placed one story above another balcony, the construction constitutes a roofed porch.

Premises. Land including improvements or appurtenances or any part thereof.

Sec. 203.18. Rehabilitation area. Rehabilitation area shall mean an area of the City and County in which deteriorated structures, neighborhoods, and public facilities are to be improved or restored to good condition by repair, renovation, conversion, remodeling, reconstruction, or the addition of needed improvements. A rehabilitation area as herein defined may or may not be within an area designated as an urban renewal area or a redevelopment area under the provisions of the Community Redevelopment Law of the State of California. Such an area shall consist of at least one block within which planned area inspection is necessary to promote the public safety, health, and welfare. Upon recommendation of the Director of Planning such areas may be designated by the Chief Administrative Officer.

Repairs. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

Required. As required in this Code.

Rooming house. Same as Lodging house.

Sec. 203.21. Urban renewal. Urban renewal means undertakings and activities for the elimination and for the prevention of the development or spread of blighted areas, and may involve any redevelopment work or undertaking or any rehabilitation and conservation, or any combination or part of such undertaking or work.

Use. Use shall mean used or designed or intended to be used.

ARTICLE 5 ENFORCEMENT

Sec. 501. Enforcement.

- (a) Within a rehabilitation area.
- (b) Outside of a rehabilitation area.

Sec. 502. Order of vacation.

Sec. 503. Right to enter building.

Sec. 504. Stopping construction.

Sec. 505. Abatement or repairs.

- (a) Within a rehabilitation area.
- (b) Outside of a rehabilitation area—
Director of Public Works.
- (c) Outside of rehabilitation area—
Director of Public Health.

Sec. 506. Posted notices, interference with.

Sec. 507. Penalty for violation.

Sec. 501. Enforcement.

(a) Within a rehabilitation area or conservation area. Within a rehabilitation area or conservation area the Director of Public Works through the Superintendent, shall administer and enforce all of the provisions of this Code. The Superintendent is hereby designated as the authorized representative of the Director of Public Works in such enforcement. The Superintendent is hereby authorized to call upon the Director of City Planning, the Director of Public

Health, the Chief of the Fire Department, the Chief of Police and all other city officers, employees, departments and bureaus to aid and assist him in such enforcement, and it shall then be their duty to enforce the provisions of this Code, and to perform such duties, as may come within their respective jurisdictions.

(b) Outside of a rehabilitation area or conservation area. Outside of a rehabilitation area or conservation area this Code shall be enforced as follows:

1. The Director of Public Works, in addition to his other enforcement duties, shall enforce all of the provisions of this Code pertaining to the construction, erection, remodeling, alteration, repairing, maintenance, use, moving and removal of buildings or parts thereof.

2. The Director of Public Health, in addition to his other enforcement duties, shall enforce all of the provisions of this Code, pertaining to maintenance, sanitation, ventilation, use and occupancy of residential buildings.

3. The Chief, Division of Fire Prevention and Investigation, in addition to his other enforcement duties, shall enforce all of the provisions of this Code pertaining to fire prevention, fire spread control, and the protection of persons and property from the hazard of fire, explosion or panic.

Sec. 502. Order of vacation. The Director of Public Works or Director of Public Health, within their respective jurisdictions, shall give written notification

of any order to vacate to the Chief of Police who shall thereupon cause the same to be executed and enforced.

• Sec. 503. Right to enter building. Authorized employees of the City departments or City agencies, so far as may be necessary for the performance of their duties, shall, upon presentation of proper credentials, have the right to enter, at reasonable times, any building, structure, or premises in the City to perform any duty imposed upon them by the Municipal Code.

Sec. 504. Stopping construction. The Superintendent shall have the power to stop the construction, alterations or repairs or moving of any structure when, in his opinion, such work is being done in a dangerous, reckless or careless manner, or in violation of any of the provisions of this Code, or upon complaint by any City department or agency, and to order all work stopped. The work shall be stopped immediately and shall not be resumed without authorization from the Superintendent.

Sec. 505. Abatement or repair.

(a) Within a rehabilitation area or conservation area.

1. General. All buildings or portions thereof within a rehabilitation area or conservation area which are substandard as set forth in Article 6 of this Code are hereby declared to be public nuisances and shall be caused to be abated or repaired by the Director of Public Works as hereinafter provided.

2. Complaints. The Superintendent shall examine, or cause to be examined, every building or structure,

or portion thereof, coming within the provisions of subsection 1, next above, and if he finds it to be a substandard building, he shall file written complaint with the Director of Public Works which shall contain specific allegations setting forth the conditions complained of.

3. Procedure. Any building or portion thereof within a rehabilitation area or conservation area which is found by the Director of Public Works to be substandard as defined in Article 6 of this Code shall be repaired and rehabilitated, or vacated, demolished and removed in accordance with the procedure set forth in Section 804, subsections (c), (d), (e), (f), (g), (h) and (i) of the Building Code, and as otherwise provided in this Code. (See also Article 17.)

(b) Outside of a rehabilitation area or conservation area, Director of Public Works.

All dwellings or portions thereof outside of a rehabilitation area, or conservation area, which are substandard as set forth in Article 6 of this Code are hereby declared to be public nuisances and the Director of Public Works, upon finding that any building or portion thereof outside a rehabilitation area or conservation area is substandard shall cause it to be repaired and rehabilitated, or vacated, demolished and removed, in accordance with the procedure set forth in Section 804, subsections (b), (c), (d), (e), (f), (g), (h) and (i) of the Building Code.

Outside of a rehabilitation area or conservation area, the owner of a one or two family dwelling built under a lawful permit and subsequently maintained

only for such residential uses, may appeal to the Board of Examiners under the provisions of Section 806(a) of the Building Code on matters relating to the interpretations of the orders by the Director of Public Works as to compliance with the provisions of this Code which establishes the building as substandard. The Board of Examiners may exercise the powers granted to them in paragraphs 2 and 3 of subsection (a) of Section 806 in relation to variances from the provisions of this Code.

(c) Outside of rehabilitation area or conservation area, Director of Public Health.

All apartment houses and hotels, or portions thereof outside of a rehabilitation area or conservation area, which are substandard because of reasons stated in Sections 602, 611 and 615 of this Code are hereby declared to be public nuisances, and the Director of Public Health, upon finding that any building or portion thereof outside a rehabilitation area or conservation area is substandard because of "inadequate sanitation" as defined in Sections 602, 611 and 615 of this Code shall cause it to be repaired and rehabilitated, or vacated, demolished and removed, in accordance with the procedure set forth in Sections 596 to 600 of the Health Code and this Code.

Sec. 506. Posted notices, interference with. It shall be unlawful for any person to interfere with the posting of any notice provided for in this Code, or to tear down or mutilate any such notice so posted in or upon any building or premises by the Department

of Public Works, the Department of Public Health or any other interested department or bureau.

Sec. 507. Penalty for violation. Any person, the owner or his authorized agent who violates, disobeys, omits, neglects, or refuses to comply with, or who resists or opposes the execution of any of the provisions of this Code, or any order of the Superintendent, the Director of Public Works, or the Director of Public Health made pursuant to this Code, shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment, not exceeding six (6) months or by both such fine and imprisonment, unless otherwise provided in this Code, and shall be deemed guilty of a separate offense for every day such violation, disobedience, omission, neglect or refusal shall continue. Any person who shall do any work in violation of any of the provisions of this Code, or any order of the Superintendent, the Director of Public Works, or the Director of Public Health made pursuant to this Code, and any person having charge of such work who shall permit it to be done, shall be liable to the penalty provided.

ARTICLE 6

SUBSTANDARD BUILDING

- Sec. 601. Standard building defined.
- Sec. 602. Inadequate sanitation and safety.
- Sec. 603. Structural unsoundness.
- Sec. 604. Nuisance.
- Sec. 605. Hazardous wiring—insufficient outlets.
- Sec. 606. Hazardous plumbing.
- Sec. 607. Hazardous mechanical equipment.
- Sec. 608. Faulty weather protection.
- Sec. 609. Fire nuisance.
- Sec. 610. Faulty materials of construction.
- Sec. 611. Hazardous or insanitary premises.
- Sec. 612. Inadequate maintenance.
- Sec. 613. Inadequate exits.
- Sec. 614. Inadequate fire protection or fire fighting equipment.
- Sec. 615. Improper occupancy.

Sec. 601. Substandard building defined. Any residential building or portion thereof including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions enumerated in this Article to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

Buildings built under, and in full compliance with, the codes in force at the time of construction or alteration of the building and that have been properly maintained and used for only such use as originally permitted, shall be exempt from the declaration as substandard buildings insofar as paragraph (i) of Section 602 applies.

Sec. 602. Inadequate sanitation and safety, including:

(a) Lack of, or improper water closet, lavatory, bath tub or shower in a dwelling unit.

(b) Lack of, or improper water closets, lavatories, and bath tubs or showers per number of guests in an hotel.

(c) Lack of, or improper kitchen sink in a dwelling unit.

(d) Lack of hot and cold running water to plumbing fixtures in an hotel or lodging house.

(e) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.

(f) Lack of adequate heating facilities or improper operation thereof.

(g) Lack of, or improper operation of required ventilating equipment.

(h) Lack of minimum amounts of natural light and ventilation required by this Code.

(i) Room and space dimensions less than required by this Code.

(j) Lack of required electrical illumination.

- (k) Dampness of habitable rooms.
- (l) Infestation of insects, vermin or rodents.
- (m) General dilapidation or improper maintenance creating an unsafe condition.
- (n) Lack of connection to required sewage disposal system.
- (o) Lack of adequate garbage and rubbish storage and removal facilities.

Sec. 603. Structural unsoundness. All structural elements that do not conform with all applicable laws in effect at the time of installation or the laws in effect at the time of any subsequent extensive alterations or reconstruction, or those which have not been maintained in good and safe condition. It shall include the following:

- (a) Deteriorated or inadequate foundations.
- (b) Defective or deteriorated flooring or floor supports.
- (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- (d) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
- (e) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- (f) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(g) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

(h) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.

(i) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

Sec. 604. Nuisance. Any nuisance as defined in this Code. (See also Section 203.14.)

Sec. 605. Hazardous wiring—Insufficient outlets.

(a) All wiring except that which conformed with all applicable laws in effect at the time of installation or the laws in effect at the time of any subsequent extensive alterations and which has been maintained in good condition and is being used in a safe manner.

(b) Habitable rooms and kitchens with insufficient number of electrical convenience outlets as required by Section 708 of this Code.

Sec. 606. Hazardous plumbing. All plumbing except that which conformed with all applicable laws in effect at the time of installation or the laws in effect at the time of any subsequent extensive alterations and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.

Sec. 607. Hazardous mechanical equipment. All mechanical equipment, including vents, except that

which conformed with all applicable laws in effect at the time of installation or the laws in effect at the time of any subsequent extensive alterations and which has been maintained in good and safe condition.

Sec. 608. Faulty weather protection.

(a) Deteriorated, crumbling or loose plaster.

(b) Deteriorated or ineffective waterproofing or weather protection of exterior walls, roof, foundations, or floors, including broken windows or doors.

(c) Broken, rotted, split, or deteriorated exterior wall or roof covering.

Sec. 609. Fire hazard or nuisance. Means anything or any act which increases or may cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing, or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of an obstruction, a delay, or a hindrance to the prevention, suppression, or extinguishment of fire.

Sec. 610. Faulty materials of construction. All materials of construction except those which are specifically allowed or approved by the Building Code, and which have been adequately maintained in good and safe condition.

Sec. 611. Hazardous or insanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, gar-

bage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions, constitute fire, health, or safety hazards.

Sec. 612. Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 804 (a) of the Building Code.

Sec. 613. Inadequate exits. All buildings or portions thereof not provided with adequate exit facilities as required by this Code. When it is determined by the Superintendent and Bureau of Fire Prevention and Public Safety an unsafe condition exists through lack of or improper location of exits, additional exits may be required to be installed as set forth in the Building Code.

Sec. 614. Inadequate fire protection or fire-fighting equipment. All buildings or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this Code.

Sec. 615. Improper occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or eating purposes which were not designed or intended to be used for such occupancies.

ARTICLE 16

MAINTENANCE, SANITATION AND REPAIR

- Sec. 1601. Painting.
 - Sec. 1602. Courts and shafts.
 - Sec. 1603. Wallpaper.
 - Sec. 1604. Garbage receptacles.
 - Sec. 1605. Garbage receptacle compartment.
 - Sec. 1606. Automatic sprinklers.
 - Sec. 1607. Sanitation.
 - Sec. 1608. Deposit of rubbish, etc.
 - Sec. 1609. Bedding.
 - Sec. 1610. Towels.
 - Sec. 1611. Dangerous articles.
 - Sec. 1612. Caretaker.
 - Sec. 1613. Artificial light.
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Sec. 1601. Painting. The walls and ceiling of every sleeping room in an apartment house or hotel, unless there is sufficient natural light to permit a person to read in any part of the room during the day, shall be painted, or papered with a light-colored material. The paint, or paper shall be applied as often as may be necessary to maintain the walls and ceiling in a light color and clean and free from vermin.

Sec. 1602. Courts and shafts. Unless built of light-colored materials, the walls of courts and shafts shall

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be painted in a light color. The paint shall be applied as often as may be necessary to maintain the walls in a light color.

Sec. 1603. Wallpaper. Not more than two thicknesses of wallpaper shall be placed upon any wall, partition, or ceiling of any room in any apartment house or hotel. If any wall, partition, or ceiling with two thicknesses of wall paper in any such room is to be repapered, the old wallpaper shall be first removed. Painting over wallpaper is permissible.

Sec. 1604. Garbage receptacles. Such number of tight metal receptacles with close-fitting metal covers for garbage, refuse, ashes, and rubbish as may be considered necessary by the enforcement agency, or an approved garbage chute or shaft, shall be provided for every building. Each receptacle, chute, or shaft shall be kept in a clean condition by the following persons:

1. In the case of a receptacle in an apartment house or dwelling, by the occupants or tenants of the building.

2. In the case of a receptacle in an hotel, by the owner or person in charge of the hotel.

3. In the case of a chute or shaft in any building, by the person in charge or in control of the building.

Sec. 1605. Garbage receptacle compartment. Every closet or compartment in a building used for storing a garbage receptacle shall be lined on all its sides and on the inside of all its doors with galvanized iron, with all joints made tight.

Sec. 1606. Automatic sprinklers. Standard automatic sprinklers shall be installed in:

1. All garbage and trash chutes.
2. All laundry chutes except for dwellings.
3. All garbage, trash and soiled linen rooms or compartments.

Sec. 1607. Sanitation. Each room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door, carpet, rug, matting, window curtain, water-closet compartment or room, toilet room, bathroom, slop-sink room, wash room, plumbing fixture, drain, roof, closet, cellar, basement, yard, court, lot, and the premises of every building shall be kept in every part clean, sanitary, and free from all accumulation of debris, filth, rubbish, garbage, vermin, and other offensive matter.

Sec. 1608. Deposit of rubbish, etc. No person shall do, or permit or cause another person to do, any of the following:

1. Deposit any swill, garbage, bottles, ashes, cans, or other improper substances in, or in any way obstruct, any water-closet, sink, slop hopper, bathtub, shower, catch-basin, or plumbing fixture connection or drain.

2. Put any filth, urine, or foul matter in any place other than the place provided for it.

3. Keep any filth, urine, or other foul matter in any room, or elsewhere in or about the premises, of

any building for such length of time as will result in the creation of a nuisance.

Sec. 1609. Bedding. In every apartment house or hotel every part of every bed, including the mattress, sheets, blankets, and bedding, shall be kept in a clean, dry and sanitary condition, free from filth, urine, or other foul matter, and from the infestation of lice, bedbugs, or other insects. The bed linen of a bed in an hotel shall be changed as often as a new guest occupies the bed.

Sec. 1610. Towels. No roller or public towel shall be kept or maintained in an hotel for common use.

Sec. 1611. Dangerous articles. Neither any article that is dangerous nor detrimental to life or to the health of the occupants; nor any feed, hay, straw, excelsior, cotton, paper stock, rags, junk, or any material that may create a fire hazard, shall be kept, stored or handled in any part of an apartment house or hotel, or the lot on which such building is situated, except upon a written permit obtained from the officer or agency authorized by law to issue the permit. Every permit shall be made in duplicate, and a copy shall remain on file in the office of the officer or agency issuing it. Every filed copy constitutes a public record.

Sec. 1612. Caretaker. A janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in

which there are sixteen or more apartments, and of every hotel in which there are twelve or more guest rooms, in the event that the owner of any such apartment house or hotel does not reside upon said premises. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than sixteen apartments, a notice stating his name and address, or the name and address of his agent in charge of the apartment house, shall be posted in a conspicuous place on the premises.

Sec. 1613. Artificial light. In every apartment house and in every hotel there shall be installed and kept burning throughout the year artificial light sufficient in volume to illuminate properly every public hallway, passageway, public stairway, fire-escape egress, elevator, public water closet compartment, or toilet room, in any part of which there is insufficient natural light to permit a person to read.

ARTICLE 17
HOUSING APPEALS BOARD

Sec. 1701. Establishment.

Sec. 1702. Membership.

Sec. 1703. Powers of the Board.

Sec. 1704. Procedure.

Sec. 1705. Quorum.

Sec. 1706. Appeals.

Sec. 1707. Hearings.

Sec. 1708. Compensation.

Sec. 1701. Establishment. There is hereby established a Housing Appeals Board consisting of five members who are residents of the City and County of San Francisco and who are qualified by training and experience to pass upon matters pertaining to housing and the health, safety and welfare of the public. None of the members, except the ex-officio members, shall be a public employee.

Sec. 1702. Membership. The members of the Board shall be appointed by the Chief Administrative Officer, and each member shall hold office for four years or until his successor is qualified and appointed, provided however, that those first appointed shall so classify themselves by lot that their several terms shall expire two at the end of one year and one each at the end of two, three and four years respectively, from the date of appointment of the original Board.

The following shall constitute ex-officio members of the Board without vote: Director of Planning, the Coordinator or the Associate Coordinator of Urban Renewal.

The Urban Renewal Analyst of the Bureau of Building Inspection shall act as Secretary to the Board.

Sec. 1703. Powers of the Board. The Board shall have the power to hear and decide appeals from orders of condemnation or abatement after public hearing, by the Director of Public Works or the Director of Public Health, as the case may be, made pursuant to Section 505 of this Code.

The Board may affirm, modify or reverse such orders provided that the public health, safety and welfare is secured and substantial justice done most nearly in accordance with the intent and purpose of this Code.

Sec. 1704. Procedure. The Board shall establish reasonable rules and regulations for its own procedures consistent with the provisions of this Code and the City Charter. The Board, by majority vote, shall choose its officers other than the Secretary.

Sec. 1705. Quorum. Four members of the Board shall constitute a quorum. Any action of the Board shall require the concurrence of not less than three members. No member of the Board shall pass upon any case of which he or any corporation of which he is a shareholder, is interested.

Sec. 1706. Appeals. Any person may appeal from orders of condemnation or abatement after public hearing by the Director of Public Works or Director of Public Health, as the case may be, made pursuant to Section 505 of this Code and shall, at the hearings provided for in Section 505 of this Code, be apprised of his right of appeal to the Housing Appeals Board provided the appeal is made in writing and filed with the Secretary within ten days after such orders of the Director of Public Works or Director of Public Health as the case may be.

Sec. 1707. Hearings. Hearings of the Board shall be held at the call of the Secretary of the Board and at such times as the Board may determine. All hearings of the Board shall be public hearings. The Board shall fix the time and place of hearing, not less than five days or more than ten days after the filing of the appeal and shall act on such appeal not later than thirty days after the date on which appeal was filed with the Board. The Board shall submit its findings and decision to the appellant and the Director of Public Works or the Director of Public Health. If the Board has not acted within the time prescribed in this section, the orders of the Director of Public Works or the Director of Public Health, as the case may be, become immediately effective.

The Board shall hear the appellant, a representative of the department from whose action the appeal is taken and other interested parties.

Sec. 1708. Compensation. The members of this Board shall receive no compensation but shall be allowed necessary actual travel and other expenses when the interest of the City shall require it but in each case, only if and when the Board of Supervisors shall have first specifically authorized the purpose and expenditures involved.